

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
June 4, 2026

PRESENT: Matt Anderson, Shane Johnson, Coby Price, Kara Everton, Pam June,
Corey Twedt, Chad Kendrick, Angie Johnson, Jean Culbertson, Dan
Hunsaker, Tanner Hunsaker

Call to Order/Roll Call:

Commissioner Anderson opened the meeting for June 4, 2026, at 8:00 pm. Commissioners Matt Anderson, Coby Price and Shane Johnson were present. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Anderson led all present in the Pledge of Allegiance.

Swearing in of Planning & Zoning Commissioner Shane Johnson

Approval of Agenda

The agenda for the Planning Commission Meeting for June 4, 2026 was reviewed. Commissioner Price moved to approve the agenda for June 4, 2026. Commissioner Johnson seconded. Commissioners Matt Anderson, Coby Price and Shane Johnson voted in favor.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for May 21, 2026. Commissioner Price moved to approve the minutes for the meeting on May 21, 2026. Commissioner Johnson seconded. Commissioners Matt Anderson, Coby Price and Shane Johnson voted in favor.

5. A. Zoning Clearance- New Residence- Tanner Hunsaker located at 433 S 200 E
Setbacks are all good. Height is good. Basement.

Commissioner Johnson moved to approve Zoning Clearance for a New Residence for Tanner Hunsaker located at 433 S 200 E. Commissioner Price seconded. Commissioners Matt Anderson, Coby Price and Shane Johnson voted in favor.

5. B. Other

Kim Winborg and her sister Jennie Leishman are here asking about creating a subdivision by separating a home from the remainder of the land and are asking why they need to pay the fee in lieu of.

6. Agenda Items/Notes for Next Meeting

7. Calendaring of future Planning Commission Meeting – June 18, 2026 at 8:00 pm
Shane will be gone.

8. Adjournment

Commissioner Price moved to adjourn the meeting at approximately 8:11 p.m.

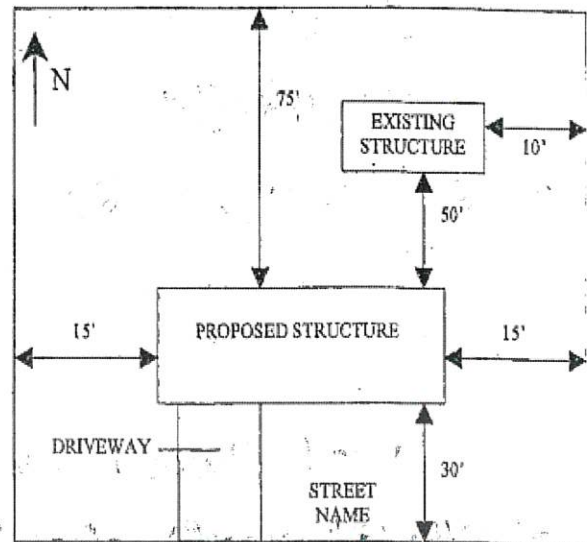
MILLVILLE CITY
Zoning Clearance for Building Permit
 For questions email: kara@millvilleut.gov



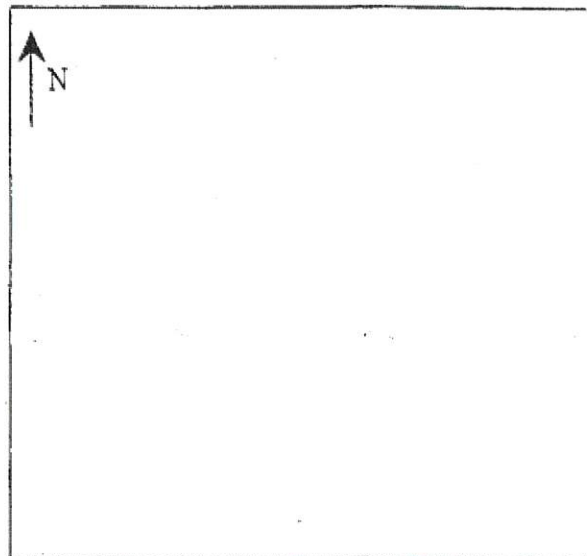
APPLICATION INFORMATION

- 1 Tanner Hunsaker
Applicant Name
- 2 PO BOX 310
Applicant Mailing Address
- Millville VT 84326
City State Zip Code
- 3 433 S 200 E
Address of Construction
- 4 435-760-7903
Telephone #
- 5 _____
Owner's Name (if different from applicant)
- 6 New Home
Type of Structure
- 7 Cripple Creek Lot #3
Subdivision Name and Lot Number
- 8 6100 + 1 acre
Square Footage Lot Size
- 9 03-208-0003
Tax Identification Number
- 10 31' 1"
Building Height
- 11 ☒ Sewer ☐ Septic Tank
☒ City Water ☐ Private Well
☒ Electricity ☒ Gas
- 12 _____
Notes

Sample Plot Plan
 (numbers do not represent required setbacks)



Plot Plan



APPROVED _____ **DATE** _____
PLANNING AND ZONING

FEE PAID- TREASURER _____ **DATE** _____

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed.
 This clearance is not a waiver of compliance with either the zoning ordinance or the building codes.

ABBREVIATIONS

GENERAL ABBREVIATIONS	
A.F.F.	Above Finished Floor
T.O.	Top Of
CLG	Ceiling
FLR	Floor
FND	Foundation
WD	Wood
BM	Beam
RB	Roof Beam
UFB	Under Floor Beam
FB	Floor Beam
HDR	Header
PT	Pressure Treated
INSUL	Insulated or Insulation
NTS	Not To Scale
TYP	Typical
SIM	Similar
VIF	Verify In Field
NIC	Not In Contract
CLR	Clear (As In Clearance)
U.O.N.	Unless Otherwise Noted
EQ	Equal
WINDOW TYPES	
FX	Fixed Window
SL	Slider Window
SH	Single Hung Window
DH	Double Hung Window
CA	Casement Window
AW	Awning Window
TR	Transom
PICT	Picture Window
BAY	Bay Window
BOW	Bow Window
OBSC	Obscure Glass
TBD	To Be Determined
RO	Rough Opening
DOORS & OPENINGS	
CASE	Cased Opening
SWING	Swing Door
RH	Right Hand Swing
LH	Left Hand Swing
PKT	Pocket Door
DBL	Double Door
BFD	Bifold Door
DL	Dutch Door
OH	Overhead Door
GL	Glazed Lite (Glass Insert)
FR	Fire Rated Entry Door
FRENCH	French Door (Double Swing)
SLIDER	Sliding Patio Door
3P-SL	3-Panel Sliding Door
4P-SL	4-Panel Sliding Door
CTR-O	Center Open Slider
OXXO	4 Panel Slider (Center Open)
MATERIALS / SYSTEMS	
GWB	Gypsum Wall Board (Drywall)
CMU	Concrete Masonry Unit
RFG	Roofing
EFIS	Exterior Insulation Finish System
TJI	Truss Joist I-Beam
LVL	Laminated Veneer Lumber
HSS	Hollow Structural Section
PVC	Polyvinyl Chloride
PEX	Cross Linked Polyethylene
MEP	Mechanical, Electrical, Plumbing
FLOORING MATERIALS	
CONC	Concrete
PCNC	Polished Concrete
LVP	Luxury Vinyl Plank
LVT	Luxury Vinyl Tile
VCT	Vinyl Composition Tile
VNL	Sheet Vinyl
TILE	Ceramic Or Porcelain Tile
CT	Ceramic Tile
PTL	Porcelain Tile
STL	Stone Tile
HDWD	Solid Hardwood Flooring
EHDWD	Engineered Hardwood Flooring
LAM	Laminate Flooring
CPT	Carpet
RUG	Area Rug
RBB	Rubber Flooring
BAM	Bamboo
CRK	Cork
DECKING MATERIALS	
CDK	General Decking
CMP	Composite Decking
PVC	PVC Decking
SSF	Solid Surface Deck
HDWD	Hardwood Decking
PTD	Pressure Treated Deck
CDC	Concrete Deck
TDK	Tiled Deck
FRPD	Fiberglass Panel Deck
T&G	Tongue & Groove Decking

FRONT 3D ELEVATION



DESIGNED TO COMPLY WITH 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), LOCAL AMENDMENTS MAY APPLY.

GENERAL NOTES

- PLAN USAGE**
1. All plans are protected by federal copyright law. Unauthorized reproduction, duplication, or distribution is prohibited without written consent. Purchase grants a one-time use license only.
 2. These plans are prepared by a draftsman, not a licensed architect. It is the responsibility of the client and/or builder to review for code compliance, dimensional accuracy, and site-specific conditions prior to construction.
 3. Any use or modification of these plans is at the user's own risk. Plans should be reviewed by local professionals as required by governing agencies or permitting authorities.

- PLAN CONTENT**
1. These plans may not include full plumbing, mechanical, or electrical drawings. Clients and builders must coordinate with licensed trades to ensure compliance with all codes and permitting requirements.
 2. While general layout and space considerations are included, it is the responsibility of the builder to adjust and route systems appropriately.
 3. Electrical layouts, if included, are for general reference and estimation only. It is the builder's and/or electrician's responsibility to determine final fixture locations, switch placements, circuit requirements, and GFCI/AFCI protection per local code.
 4. Plans may indicate general fixture and appliance locations, but actual installations may affect framing or mechanical coordination. It is the builder's responsibility to verify dimensions and make necessary adjustments.
 5. Total square footage includes finished and unfinished interior spaces only. Miscellaneous finished areas (e.g. theater rooms, pool rooms) are calculated separately due to atypical construction costs. Decks, patios, and concrete flatwork are not included in total square footages.

- ENGINEERING**
1. Structural engineering services are available for an additional fee. If the client chooses to include this service, structural sheets will be reviewed, redlined, and stamped by a licensed engineer in coordination with the plan design.
 2. If the client declines engineering services, the structural layout will be drafted to the best of the designer's ability, based on standard practices.
 3. The designer makes no guarantees regarding structural code compliance or approval by permitting agencies unless engineering services are included.
 4. It is the client's and/or builder's responsibility to obtain structural review and approval if engineering is not included.

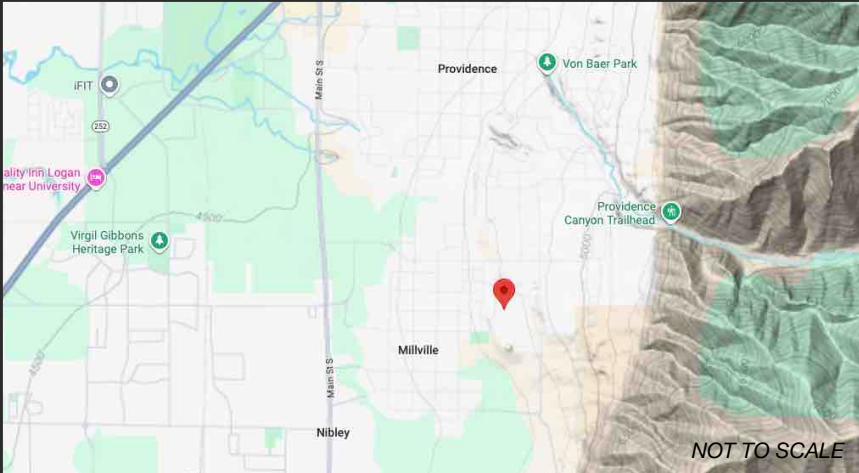
- BUILDER'S RESPONSIBILITY**
1. The builder is responsible for full compliance with all applicable national, state, and local building codes and regulations.
 2. The builder shall verify all field dimensions, material sizes, and framing conditions. Any required modifications due to field changes or material substitutions must be addressed during construction.
 3. All materials and equipment shall be new and installed according to manufacturer specifications and industry standards.
 4. Plumbing and mechanical system design and routing are the responsibility of licensed trades and the builder.
 5. The designer does not provide plumbing or mechanical system drawings but does attempt to allocate reasonable space for such systems.
 6. Electrical plans, if provided, are not for permitting or construction and must be verified and finalized by the builder and/or electrician.
 7. Final appliance, fixture, and furniture selections must be coordinated by the builder or client. These selections may impact framing, electrical, or plumbing and must be confirmed prior to construction.

- DISCLAIMER**
1. The designer makes no warranties or guarantees, express or implied, regarding the completeness, accuracy, or fitness of these plans for any specific use.
 2. Product brands and materials shown are for reference only.
 3. Final selections, installation methods, and system coordination are the responsibility of the client and/or builder.
 4. The designer is not liable for errors, omissions, or deficiencies arising from the use or interpretation of these plans.

REAR 3D ELEVATION



VICINITY MAP



SHEET INDEX

GENERAL PLAN SHEETS	
FIRST FLOOR PLAN	A01
BASEMENT PLAN	A02
FRAMING LAYOUT PLAN	A03
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BASEMENT FRAMING PLAN	S02
FIRST FLOOR FRAMING PLAN	S03
ELECTRICAL PLAN SHEETS	
BASEMENT ELECTRICAL PLAN	E01
FIRST FLOOR ELECTRICAL PLAN	E02

SQUARE FOOTAGES

TOTAL SQ FT	9048.33 ft²
TOTAL FINISHED SQ FT	6162.75 ft²
FIRST FLOOR	3386.25 ft²
BASEMENT	2776.5 ft²
MISC/UNFINISHED SQ FT	2885.58 ft²
GARAGE/RV GARAGE	1406.25 ft²
MECH/STORAGE	489.67 ft²
BONUS/GYM	812.67 ft²
GUN SAFE ROOM	70.92 ft²
COLD STORAGE	177 ft²
EXTERIOR STRUCTURES & HARDSCAPE	
TOTAL SQ FT	1731.75 ft²
PORCHES/PATIOS	908.25 ft²
DECKS	596.25 ft²
GARAGE APRON	227.25 ft²
PLEASE NOTE: Total square footage includes finished and unfinished interior spaces only. Miscellaneous finished areas (e.g. theater rooms, pool rooms) are calculated separately due to atypical construction costs. Decks, patios, and concrete flatwork are not included in total square footages.	

REVISIONS

DATE CREATED	May 26, 2026
1.0	First Final
DATE EXPORTED	May 28, 2026

PRINT SCALING

Original Scale on 11x17	Target Scale On Larger Sheet	Target Paper Size	Scale Factor	Notes
1/8"=1'	1/4"=1'	24x36	200%	Doubles the scale and fits wall with margin.
1"=10'	1/8"=1'	18x24	125%	Changing 1" = 10' To 1/8" Scale On Larger Paper
1"=10'	1/4"=1'	24x36	250%	10:4=250% upscale.

HUNSAKER HOUSE FINAL

433 S 200 E
MILLVILLE, UT 84326

PLANNING AND ZONING PERMIT SET

OWNER / CLIENT

TANNER HUNSAKER

435.760.7903

TWHUNSAKER@GMAIL.COM

GENERAL CONTRACTOR

DANSKO CONSTRUCTION

DAN HUNSAKER

DANSKOHOMES@YAHOO.COM

STRUCTURAL ENGINEER

YORK ENGINEERING

TANNER CLEMENTS, P.E.
801.876.3501
4833 OLD HWY RD, SUITE A, MORGAN, UT 84050
TANNER@YORKENGINEERING.COM

DESIGNER / DRAFTER

MEISSNER DESIGN LLC

DAKOTA MEISSNER - OWNER / DRAFTSMAN
828.400.6949
P.O. BOX 181, PARIS, ID 83261
DAKOTA@MEISSNERDESIGN.COM



SITE PLAN A
SCALE: 1"=30' 18

S 200 E



Note: Lot and site dimensions are approximate. OFFICIAL SURVEY WAS NOT PROVIDED.